



## PLANNING COMMISSION STAFF REPORT JULY 27, 2006

<b>Project:</b>	<b>ANNUAL REPORT ON THE GENERAL PLAN AND HOUSING ELEMENT (PLN2006-00313)</b>
<b>Proposal:</b>	To consider an annual report on the status of the General Plan and Housing Element.
<b>Staff Recommendation:</b>	Recommend annual report on the General Plan and Housing Element (this agenda report and Exhibit A) to Council.
<b>Location:</b>	Citywide
<b>People:</b>	City of Fremont, Applicant
<b>Environmental Review:</b>	This project is statutorily exempt under CEQA Guidelines Section 15262, Feasibility and Planning Studies. Environmental analysis will be prepared for any subsequent proposals for General Plan Amendments or Zoning Text Amendments.

### **EXECUTIVE SUMMARY:**

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State planning law requires cities to provide a status report on the General Plan, on or before October 1 of each year to the Department of Housing and Community Development. The statute specifically requires an update on the implementation of the Housing Element. This report provides an annual review of the General Plan as well as progress in implementing the Housing Element since the last report on October 1, 2005.

### **BACKGROUND AND PREVIOUS ACTIONS:**

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The City of Fremont has completed implementation of the Housing Element, including the required rezonings and redesignations of properties at various densities to provide adequate sites for residential development, as of July 2005. This has been reported to the State Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR) at the last status report on September 23, 2005.

On July 17, 2003, the State Department of Housing and Community Development (HCD) informed the City of Fremont that the Housing Element adopted by the City Council on May 13, 2003 was found in compliance with State housing element law. HCD reiterated the importance of reporting on the progress in implementing identified Housing Element programs each year on October 1. On October 14, 2005, HCD informed the City that the City's Housing Element remains in full compliance with the State Housing Element Law. A copy of the letter is provided under Enclosures.

## **PROJECT DESCRIPTION:**

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State planning law requires the City to prepare an annual status report on the General Plan. Specifically, Government Code Section 65400 (b) requires that the City:

1. Provide an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs ... and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing.
2. Prepare the housing portion of the annual report provided to the Office of Planning and Research and the Department of Housing and Community Development through the use of forms and definitions adopted by the Department of Housing and Community Development. This report shall be provided to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development on or before October 1 for 2006. This reporting year will be the last report based on fiscal year activities. With the adoption of Senate Bill 263 on October 6, 2005, the next annual report will be April 1 beginning in 2007 to be based on calendar year.

Because the Planning Commission is the advisory body to the City Council on the General Plan, the annual report was provided to the Planning Commission for its consideration and recommendations. This report provides an update on the status of the General Plan, the Housing Element, and the progress made in meeting the goals and objectives outlined in the Implementation Program for the Housing Element for fiscal year 2005-2006.

## **PROJECT ANALYSIS:**

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This report is divided into the following sections:

- I. A description of progress in meeting regional housing needs for fiscal year 2005/2006.
- II. A description of the progress in implementing various programs in the Housing Element.
- III. A description of the status of General Plan activities during fiscal year 2005/2006.

### **I. Progress in Meeting Regional Housing Needs**

The regional council of governments (the Association of Bay Area Governments (ABAG)) is charged by the State with the responsibility for determining the number of new housing units needed in a community. The State of California provides population estimates to each regional council of governments, who then allocates the estimated housing units needed among its member communities. During 1999-2000, ABAG developed the "Regional Housing Needs Determination" for its member communities and, on March 15, 2001, the ABAG Board of Directors certified the final numbers. After determining the number of additional households expected by the end of the planning period, ABAG further quantified future households by income level. The goal of this analysis is to distribute lower income households equitably throughout a region, thereby avoiding undue concentrations of very low and low income households in one jurisdiction. The estimated number of housing units needed in Fremont, as determined and certified by ABAG, is set forth in Table 1 below and reflects the planning

period from January 1, 1999 to June 30, 2006. The State Legislature subsequently extended this time period to June 30, 2007.

**Table 1**  
**Five Year Housing Need by Income Category (1999-2006)**

<b>Income Category</b>	<b>Five Year Need (Housing Units)</b>
Very Low Income	1,079 households (16.0%)
Low Income	636 households (9.5%)
Moderate Income	1,814 households (27.0%)
Above Moderate Income	3,179 households (47.5%)
<b>TOTAL</b>	<b>6,708 households (100%)</b>

Source: 2001-2006 Housing Element based on Association of Bay Area Governments (ABAG) figures.

Generally, Very Low Income households have incomes which do not exceed 50% of the area median income, Low Income households have incomes which do not exceed 80% of area median income, Moderate Income Households have incomes which do not exceed 120% of area median income, and Above Moderate Income households have incomes greater than 120% of area median income. (See Title 25 Cal. Code of Regs. §6910 *et. seq.*)

The ABAG Regional Housing Needs Determination was certified in 2001. Since these numbers were certified, units have been approved and added to the housing stock. Thus, it is important to adjust the totals to reflect those units that have been added to the housing stock between January 1999 (the beginning of the planning period for this Housing Element) and the present. Table 2 includes information reflecting units added to Fremont's housing stock since 1999 and includes adjusted totals accordingly.

**Table 2**  
**Revised Regional Housing Need Determination 2002-2006**

<b>HOUSEHOLD INCOME LEVEL</b>	<b>REGIONAL HOUSING NEED DETERMINATION (1999-2006)</b>	<b>UNITS ADDED TO HOUSING STOCK, 1999-2002</b>	<b>UNITS APPROVED / UNDER CONSTRUCTION 1/1/2002 – 6/30/2005</b>	<b>UNITS APPROVED 7/1/2005 – 6/30/2006</b>	<b>UNMET REGIONAL HOUSING NEED DETERMINATION (Units Remaining) (2002-2006)</b>
Very Low	1,079 Units	138 Units	259 Units	0 Units	682 Units
Low	636 Units	34 Units	72 Units	0 Units	530 Units
Moderate	1,814 Units	13 Units	38 Units	88 Units	1,675 Units
Above Moderate	3,179 Units	1,516 Units	1,389 Units	518 Units	-244 Units
<b>Total</b>	<b>6,708 Units</b>	<b>1,701 Units</b>	<b>1,758 Units</b>	<b>606 Units</b>	<b>2,643 Units</b>

Source: 2001-2006 Housing Element and City of Fremont Building Permit records January 1, 2002 to June 30, 2006.

Table 2 illustrates the City of Fremont's continued progress with housing production. During the reporting period of July 1, 2005 through June 30, 2006, 88 affordable housing units at moderate income

levels were provided due to the inclusionary housing requirement. Approximately 606 units received discretionary approval for development during this reporting year. Refer to Table 3 below for permitting activity.

**TABLE 3  
DEVELOPMENT ACTIVITY FISCAL YEAR 2005-2006**

<b>HOUSEHOLD INCOME LEVEL</b>	<b>UNITS APPROVED 7/1/2005 – 6/30/2006</b>	<b>UNITS ISSUED BUILDING PERMITS 7/1/2005 – 6/30/2006</b>	<b>REVISED REGIONAL HOUSING NEED DETERMINATION (2002-2006)</b>
Very Low	0 Units	111 Units (includes 79 Extremely Low units)	682 Units
Low	0 Units	0 Units	530 Units
Moderate	88 Units	9 Units	1,675 Units
Above Moderate	518 Units	191 Units	-244 Units
<b>Total</b>	<b>606 Units</b>	<b>311 Units</b>	<b>2,643 Units</b>

Source: 2001-2006 Housing Element and City of Fremont Building Permit records July 1, 2005 to June 30, 2006.

The Association of Bay Area Governments recently issued guidelines for the reporting of progress on the production of housing units. To be consistent with these guidelines, Table 3 above details Building Permit Activity for Fiscal Year 2005/2006.

During this reporting period, building permits were issued for Lincoln Street Housing with 11 very low income units. Irvington Terrace project by Bridge Housing Corporation were issued permits for 79 extremely low and 21 very low units. Building permits were also issued for 9 moderate income units during fiscal year 2005/2006. The building permits for moderate income units were a result of the City's Inclusionary Housing Ordinance, which requires that 15 percent of for-sale units be made available for purchase by households of moderate income. Mission Villas/Moreno Capistrano provided 2 below market rate (BMR) units, Summerhill Homes at its Linda Vista development provided 3 BMR units, Robson Homes, LLC and Sun Lakes Construction Co of California at their Washington Boulevard project provided 4 BMR units, all at the moderate income level.

## **II. Progress in Implementation of the Housing Element (Adopted May 2003, Certified July 2003)**

The Housing Element, in Chapter 8, identified a Housing Program Strategy with 5 goals, 12 policies and 47 programs. The enclosed Exhibit A (Status of Housing Element Implementation Programs) lists in detail the various Goals, Policies and Programs, with their current status. At this time, all of the implementation programs that have a determinant status have been completed. (Of the 47 implementation programs, 28 are of an on-going nature and 19 have a determinant status.)

The time period covered in this report is generally from July 2005 to June 2006. A summary of important achievements is provided below organized under the five goals of the Housing Element. Exhibit A "Status of Housing Element Implementation Programs" contains a complete listing of programs and accomplishments to date.

### ***Housing Goal 1: Conservation and Enhancement of Existing Residential Neighborhoods***

Housing Goal 1 is the Conservation and Enhancement of Existing Residential Neighborhoods. The Neighborhood Home Improvement Program addressed this goal by assisting 9 homeowners with rehabilitation loans funded by Redevelopment Agency affordable housing funds and federal Community Development Block Group (CDBG) funds during Fiscal Year (FY) 2005-2006.

Another 21 very low-income households received emergency repair grants during FY2005-2006. The Apartment Acquisition /Rehabilitation Program enabled the work on Glenview Apartments in Centerville to be completed in December 2005. Glenview Apartments provided 70 affordable units (i.e., 7 very low income and 63 low income). In July 2005, the Redevelopment Agency and City Council approved a loan to assist with the rehabilitation of Baywood Apartments, an 82-unit affordable housing rental community located in the Irvington Redevelopment Project Area. Baywood provides one, two and three bedroom apartments to families with incomes between 30% and 80% of area median income. Rehabilitation includes the replacement of exterior siding and exterior stairs. The project is scheduled to be completed in December 2006. In September 2006, the City of Fremont, Office of Housing and Redevelopment will sponsor a 2-day workshop for property owners and managers on property management, property maintenance, tenant screening, landlord/tenant laws, fair housing laws and local ordinances.

Housing Policy 1B addresses capital improvement needs. Exhibit A describes the 23 projects the Redevelopment Agency contributed to in the last year, for a budgeted amount of \$42 Million for the non-housing RDA .

The City also contributed approximately \$8 million (i.e., \$8,672,819) to various street and median maintenance and enhancement projects to improve existing residential neighborhoods. All of these capital projects make the areas more attractive and conducive to investment, particularly investments which result in improvements to existing residential neighborhoods.

Housing Policy 1C addresses working with the private sector by assisting private initiatives to maintain and improve neighborhoods and homes. The City is continuing in its work to strengthen neighborhood spirit and unit with the National Night Out program. Last fiscal year, 147 City staff, Council members, on-duty police, and firefighters participated in the 22nd anniversary of National Night Out on August 2, 2005. There were 121 block parties with more than 5,700 Fremont residents participating.

In addition, the City continues to maintain staff liaison with Irvington Business Association, Centerville Business Association, and Niles Commercial Property Owners Association.

### ***Housing Goal 2: High Quality and Well-Designed New Housing of All Types Throughout the City***

This goal addresses the importance of developing and maintaining a high quality, attractive and diverse housing stock throughout the City. Housing Policy 2A states: "The City Shall Continue to Apply Building Codes and Design Standards to Ensure That Development is of High Quality and Consistent with the Scale and Character of the Community." Adoption and implementation of the 2001 California building, plumbing, mechanical, electrical and fire codes pursuant to State law addresses this goal and

policy. Local amendments to these uniform codes also address unique conditions in Fremont, such as the requirement for fire sprinklers in certain apartment buildings.

***Housing Goal 3: Housing Affordable and Appropriate for a Variety of Fremont Households at all Economic Levels Throughout the City Consistent with the Hill Area Initiative of 2002***

There are five separate Housing Policies to address this goal, and accomplishments for several of these are highlighted below.

Housing Policy 3A relates to the adoption of appropriate land use regulations and other development tools to encourage development of affordable housing. All nine of the implementing programs are now complete, including:

- Program 9, Amendment of the Land Use Element to eliminate step densities (**completed and adopted** May 13, 2003),
- Program 10, Amendment of the Land Use Element to complement elimination of step densities and encourage higher densities (completed and adopted May 13, 2003), Program 10, Adopt Zoning Combining District or Land Use Range Enabler (**completed and adopted** July 12, 2005)
- Program 11, Creation of a new R-3 zoning district to streamline multi-family development as well as encourage increased densities and affordability components (**completed and adopted** July 22, 2003),
- Program 12, Creation of a new density bonus ordinance to reflect State Density Bonus law requirements (**completed and adopted** September 23, 2003), updated ordinance (**completed and adopted** April 12, 2005).
- Program 13A, Development of Incentives Package for Affordable Housing Developments (**completed** in September, 2003)
- Program 14, Modification of parking requirements to address parking needs by unit size and allow for modification of standards depending on proximity to transit corridors and facilities (**completed and adopted** July 22, 2003), and Changes to the Parking Ordinance for Multi-Family Parking (**completed and adopted** March 2, 2004).
- Program 15, Revisions to existing standards and criteria for Mixed-Use Developments and inclusion of Mixed-Use Developments in various commercial districts (**completed and adopted** July 6, 2004).
- Program 16, Adoption of an Inclusionary Housing Ordinance (**completed and adopted** November 2002 with a 15 percent affordability component, and modified to provide greater flexibility in July 2004).

The completion of these nine programs satisfies the requirements of Housing Policy 3A. These programs have provided much of the groundwork necessary for subsequent General Plan redesignations and rezonings and for affordable housing production. Adoption of the Inclusionary Housing Ordinance,

in particular, will provide for a consistent source of affordable units along with market rate housing production. In fact, the newly created system for tracking inclusionary units has identified the commitment of the following below market rate units by market rate housing developers since inception. Robson Homes (MAYFIELD) voluntarily committed 10% or 19 below market (BMR) homes. Construction has been completed and the units sold in this reporting year (FY 2005/06). Lennar Homes (Capistrano at Mission Villa) voluntarily committed 11% or 8 BMR homes. Construction is currently underway. A portion of the BMR homes were sold in during this reporting period and with the remainder to be sold in FY 2006/2007. Castle Homes (Sequoia Crossing) voluntarily committed 10% or 6 BMR homes. Construction of these units has been completed with the BMR home buyers closing escrow during this reporting year. Morrison Crossing development by Robson Homes had mandatory inclusionary units (15%). Construction of the development is under way. The BMR homes will be available for purchase September/October 2006. Summerhill Homes (Villa Savona) with mandatory inclusionary units (15%) is undergoing construction. Two BMR homes will close escrow FY 2005/2006. The remaining two homes will close escrow in FY 2006/2007.

Housing Policy 3B relates to the General Plan redesignations and rezonings and has eight implementation programs (Programs 17-24). This policy requires designation of sufficient residentially-zoned land at appropriate densities to provide adequate sites for Fremont's new construction need for the period 2001-2006, subsequently extended to 2007. These implementation programs were completed as of last reporting year (i.e., fiscal year 2004-2005. For specific detail on how it was achieved, refer to City Council report of September 13, 2005.

Program 17 which is an inventory of vacant and underutilized lands is an ongoing effort. Implementation of Program 24, annual report to State Department of Housing and Community Development (HCD), requires the submittal of this report to the HCD by October 1, 2006.

Each of the rezonings and redesignations of Housing Policy 3B fell under Programs 18-22 of the Housing Element. These programs concentrate on rezoning existing residential, commercial or industrial vacant or underutilized land and the remainder of this section discusses the more specific accomplishments for these programs. In each of these programs, private sector rezonings and redesignations were included in the total count. Also, the potential number of units was calculated at the required mid-point of each density range. The programs are as follows:

- Program 18, redesignation of existing vacant or underutilized residential land
- Program 19, redesignation along transit corridors for the development of medium to very-high densities within close proximity to existing or planned transit sties.
- Program 20 redesignation and rezoning of existing residential lands to various higher densities
- Program 21, redesignation and rezoning of commercially and industrially zoned and designated property.
- Program 22, redesignation of older shopping centers to accommodate residential development
- Program 23 , rezoning of commercially-designated sites to encourage mixed-use development that incorporates affordable housing units

Housing Policy 3C (Programs 25-29) encourages the development of a diverse housing stock that provides a range of housing projects at a range of affordability levels which are equally distributed throughout the City. Of the five implementation programs, four will be highlighted. Program 26, which

was to eliminate discretionary review in the City's Secondary Dwelling Unit application process, as required by State law, was completed in July of 2003. The City Council approved a comprehensive Zoning Text Amendment relative to second unit standards on March 2, 2004. For this current reporting year, 6 permits have been issued and nine applications are being reviewed for permit issuance. On May 23, 2006, the City Council approved 11 secondary dwelling units as part of a planned district approval for 276 units (Villa D'Este).

Progress has also been made with Program 27, which encourages the development of larger sized units for households of low and moderate incomes. The City's Redevelopment Agency adopted an "Affordable Housing Investment Strategy" to encourage the development of those units. A total of 139 three-bedroom units were approved to date as part of this strategy, as detailed in Exhibit A.

Work under Program 28 to provide loans to first time homebuyers accomplished 29 down payment assistance loans to moderate income first time homebuyers during this fiscal year. In addition, over 1,100 households were provided with homeownership training. Accomplishments under Program 29 on the issuance of Mortgage Credit Certificates were the issuance of 8 certificates to low income first time homebuyers (FY 2005/2006).

Housing Policy 3D (Programs 30-34) emphasizes the development and utilization of funding resources to maximize affordable housing development. Program 30 evaluates the feasibility of a program that would require fees from job generating developments. It was completed during the last reporting period (FY 2004/05). Implementation of this program will be considered when economic conditions can support such a program. As part of Program 32, the Redevelopment Agency was awarded a \$97,720 State Workforce Housing Grant to support future affordable housing and public improvement projects in July 2005. In March 2006, the City applied for a \$626,000 State Workforce Housing Incentive Grant. Grant awards are scheduled to be announced in mid to late 2006. In addition, the City continues in its efforts to support affordable housing through the utilization of Agency affordable housing funds, federal HOME funds and Community Development Block Grant (CDBG) Funds, as well as State HELP funds, 4% tax credits.

The purpose of Program 34 is to implement the Redevelopment Agency's Affordable Housing Strategy. This includes the directive that 80 percent of the Agency's financial resources reserved for new housing construction be directed to rental housing developments for extremely low, very low and lower income households. During the 2002-05 time frame, 422 units were approved for development or had existing units provided with affordability restrictions. For this current reporting year, an additional 70 units were included; bring the total number to 492 units.

Housing Policy 3E (Programs 35-37) emphasizes the importance of preserving the existing affordable housing stock. Implementation of Program 35 targets the preservation of affordable housing units at risk of converting to market rate units. In fiscal year 2005-2006, this program preserved thirty-eight "at risk" senior units. As part of Program 36, which assists low income families with move-in costs or other financial assistance, the City provided screening for over 200 households, issued 26 loan guarantees, provided support counseling to over 190 individuals and followed up on 62 program loans to ensure participants are making timely payments on their loan guarantee. Under Program 37, the City continues in its efforts to obtain 99 year affordability terms for Inclusionary units within rental projects. This program also includes efforts to obtain 30 -year affordability term for "for-sale" units with renewable 30



year terms upon resale and instituting 45 year affordability term for households assisted under the First Time Homebuyer Program using RDA funds.

***Housing Goal 4: A Continuing Leadership Role in Regional Efforts to Maintain and Expand the Range of Housing Alternatives in the San Francisco Bay Area***

Housing Goal 4 (Programs 38 and 39) has one policy and two implementing programs. Implementing Program 38, Support for Non-Profit Affordable Housing Providers, resulted in the City Council Resolution proclaiming May 2006 as Affordable Housing Week in Fremont. Satellite Housing, who in Fremont developed 50 affordable senior apartments, is co-developing 11 affordable apartments for developmentally-disabled adults and was awarded a CDBG grant to cover predevelopment costs for building other affordable units in Fremont, accepted the Proclamation on behalf of East Bay Housing Organizations. Under Program 39, Inter-Jurisdictional and Regional Planning, the City continues its participation in the Alameda County HOME Consortium. At least 15% of the funding resources of the consortium are spent in the development or rehabilitation of affordable housing. In addition, The City's Human Relations Commission and Office of Housing and Redevelopment support Affordable Housing Week activities county-wide.

***Housing Goal 5: Ensure That All Persons Have Equal Access to Housing Opportunities***

This goal has two policies and eight implementation programs. Housing Policy 5A's purpose is to enforce regulatory measures to protect individual rights. The two implementation programs (Programs 40 and 41) for Housing Policy 5A establish a policy whereby the City will provide rent increase dispute resolution and fair housing counseling services. The City's provider of these services, Fremont Fair Housing Services (FFHS), investigated 31 housing discrimination cases and responded to over 988 fair housing inquiries during the reporting period. FFHS provided over 2,634 Fremont residents with landlord and tenant information on their rights and responsibilities and assisted on a number of mediation cases.

The purpose of Housing Policy 5B is to provide assistance to Service Providers of Special Needs Households. It has six implementation programs (Programs 42 to 47). Three programs will be highlighted. Under Program 42 for FY 2005/06, the Home Equity Conversion Program responded to 19 inquiries and provided 12 seniors with in-depth counseling on home equity products resulting in 5 seniors taking out a reverse mortgage on their property. In addition, Equity Conversion Staff distributed over 1,100 flyers about the program. Under Program 46 which provides accessibility improvements to existing housing, a total of five (5) households were assisted. Under Program 47 which provides for increasing the range of housing opportunities, the City continues to support various housing services and opportunities for homeless households. The accomplishments include financing the operation of a 66-bed emergency shelter facility, providing funds for expanded housing and rental subsidies; and, administrative support to partner agencies that provide services to the homeless. Again, Exhibit A highlights the accomplishments under this goal.

**III. Status of General Plan Activities**

This section of the report focuses on General Plan Amendments (GPAs) approved from July 1, 2005 to June 30, 2006. There were a total of seventeen General Plan Amendments approved during this time

period. Ten of the GPAs were City-initiated General Plan Amendments (i.e., eight land use redesignations and two text amendments). The remaining seven amendments were initiated by the private sector (i.e., six residential and one commercial land use redesignations).

There were fourteen General Plan Land Use Amendments related to residential development. The various City-initiated General Plan Amendments associated with implementation of Housing Element Programs 18-23 accounted for four of the GPA's. One General Plan Amendment related to redesignations needed to implement Measure T (Hill Area Initiative) requirements. These redesignations occurred on July 12, 2005, September 27, 2005, and March 7, 2005. The six private sector General Plan Amendments for residential density redesignations were:

- The Dusterberry Townhomes (41 units) located on Dusterberry Way (approved on July 12, 2005);
- The Automall Commons development on Auto Mall Parkway (13 units) (approved on September 27, 2005);
- The Bell Manor development on Bell Street (23 units) (approved on December 13, 2005);
- Centerville Grove Townhomes development on Central Avenue (15 units) (approved on March 7, 2006); and,
- Two private sector projects, Decoto Villas on Decoto Road and the Fremont Boulevard Townhouse development on Fremont Boulevard in conjunction with a City initiated General Plan Amendment for property on Decoto Road (approved on March 7, 2006) yielded a combined total of 61 units.

On September 27, 2005, the City Council approved two General Plan Text Amendments. The first text amendment was approved to respond to the current National Pollutant Discharge Elimination System (NPDES) Permit requirements. These requirements were in respect to site design considerations, source control, best management practices, and post-construction storm water treatment controls. The second text amendment was to the Transportation Element to update the City's Bicycle Master Plan.

There was one non-residential General Plan Amendment (private sector) approved during this time period. The private sector non-residential General Plan Amendment (approved on March 7, 2006 by the City Council) redesignated a 19.8 acre site located on Stevenson Boulevard from General Industrial to High Volume Commercial. The amendment was requested to enable the development of approximately 295,000 square feet of regionally oriented, internationally themed retail, restaurant and entertainment uses on the project site.

The City of Fremont has begun working on the General Plan Update program. The program will begin with visioning ideas for the 2030 General Plan and will focus initially on an event in Central Park as part of Fremont's 50<sup>th</sup> Birthday Celebration.

**PUBLIC NOTICE AND COMMENT:**

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Public hearing notification is applicable. A total of 248 notices were mailed to organizations and individuals interested in housing issues, and persons entitled to notices, on July 14, 2006. A Public Hearing Notice was delivered to The Argus on July 11, 2006 to be published by July 15, 2006.

**ENCLOSURES:**

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***Exhibits:***

Exhibit "A" A listing of the Housing Element's goals, objectives and implementing measures and a commentary on progress towards achieving them during Fiscal Year 2005/2006.

***Informational Items:***

1. City Council Report and Minutes of September 13, 2005.
2. Letter from Department of Housing and Community Development dated October 14, 2005 acknowledging the completion of rezonings and redesignations

**RECOMMENDATION:**

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1. Hold public hearing.
2. Recommend the City Council find the Annual Report is statutorily exempt under CEQA Guidelines, Section 15262, Feasibility and Planning Studies.
3. Recommend the City Council find that the Annual Report of the General Plan and Housing Element accurately depicts the current status of the City of Fremont with respect to the General Plan and Housing Element.

# EXHIBIT “A”

## PLN2006-00313

### STATUS OF HOUSING ELEMENT IMPLEMENTATION PROGRAMS

HOUSING ELEMENT GOAL	POLICY	PROGRAM NO.	Implementation Program (Division/Project Manager)	Objective(s)	Time Frame	Current Status (Accomplishments)	Next Due Date
HOUSING (H) GOAL 1: Conservation And Enhancement Of Existing Residential Neighborhoods	HOUSING POLICY 1A: Maintain Existing Programs And Periodically Review And Modify Those Programs Assisting Very Low And Low Income Homeowners And Rental Property Owners In The Repair Of Their Housing Units.	1	Neighborhood Home Improvement Program (Housing/Cooper)	30-40 Rehab loans	Annually	Nine (9) homeowners were assisted (i.e., projects completed) through the City's rehab loan program during FY 2005-06 (1-extremely low, 4-very-low, 3-low-income and 1-moderate household). Loans were funded by Agency affordable housing funds and federal CDBG funds. The City's affordable housing funds are committed primarily to new construction projects, leaving limited funds for rehabilitation projects. During FY 2005-06 approximately \$560,000, consisting of CDBG and Agency affordable housing funds, was available to fund hard construction costs for single-family home rehabilitation. Based on the current funding level and the per unit cost of single-family home rehabilitation (estimated at \$40,000-\$60,000 per unit), this funding level can realistically support from 10 to 14 rehabilitation loans/projects per year and not the 30-40 rehab loans as stated in this Program's objective. Annual funding levels for rehabilitation programs are expected to remain constant over the next few years. During the prior year, staff increased marketing efforts in the Redevelopment Project Areas to boost participation from eligible property owners located near affordable housing developments that the Agency has made substantial investments. This targeted marketing campaign resulted in the approval of a rehabilitation loan in December 2005 for a single-family home located on Oak Street near Maple Square Apartment Homes, a 132-unit affordable rental development under construction in the Centerville Redevelopment Project Area.	Ongoing
				20-30 emergency grants	Annually	Twenty one (21) very-low income households were assisted with emergency repair grants during FY 2005-06. Grants are CDBG-funded.	Ongoing
		2	Apartment Acquisition/Rehabilitation	20 units acquired and rehabilitated	Annually	(1) In December 2005, rehabilitation work was completed at Glenview Apartments in Centerville. The Agency assisted in the acquisition and	On going

HOUSING ELEMENT GOAL	POLICY	PROGRAM NO.	Implementation Program (Division/Project Manager)	Objective(s)	Time Frame	Current Status (Accomplishments)	Next Due Date
	HOUSING POLICY 1A: (cont.)		(Housing/Cooper)			rehabilitation of the project by providing a \$350,000 affordable housing loan which resulting in 70 (7 very low income; 63 low income) affordable apartments rent-restricted for 55 years. (2) In July 2005, the Redevelopment Agency and City Council approved a \$1,313,000 loan consisting of \$513,000 of Agency Affordable Housing Funds, \$400,000 of federal CDBG funds and \$400,000 of federal HOME Program funds to assist with the rehabilitation of Baywood Apartments, an 82-unit affordable housing rental community located in the Irvington Redevelopment Project Area. Baywood provides one, two and three bedroom apartments to families with incomes between 30% and 80% of area median income. Rehabilitation includes the replacement of exterior siding and exterior stairs. The project is scheduled to be completed in December 2006.	
		3	Rental Housing Ordinance (Housing/Lee/Carey)	60-70 apartment owners/managers trained annually	Annually	September 2006, the City of Fremont, Office of Housing and Redevelopment will sponsor a 2-day workshop for property owners and managers on property management, property maintenance, tenant screening, landlord/tenant laws, fair housing laws and local ordinances. Over the past ten years, more than 1,000 property owners/managers have attended the City-sponsored Apartment Management Certification Program.	Ongoing
	HOUSING POLICY 1B: Identify And Program The Construction Of Basic Neighborhood Improvements (Sidewalks, Street Trees, Etc.) And Public Facilities (Roads, Lighting, Etc.) In Areas Where They Are Lacking Or Substandard.	4	Redevelopment Area(s) Program (Redevelopment/Redevelopment Project Managers)	Use portion of tax increment funds and other funds available to the Redevelopment Agency to repair and reconstruct neighborhood improvements/facilities that are substandard	Ongoing	Projects funded: <ul style="list-style-type: none"> <li>• Washington Grade Separation</li> <li>• I-880/Dixon Landing Rd Interchange</li> <li>• I-880/Mission/Warren Interchange</li> <li>• Central Avenue widening and improvement</li> <li>• Pacific Commons Municipal Parcel Planning &amp; Maintenance</li> <li>• Bay St. streetscape</li> <li>• Centerville Train Depot Parking Lot and adding access to the parking lot</li> <li>• Bridgeway Expansion Street Improvements</li> <li>• Roberts Ave Sidewalk Improvements</li> <li>• Niles sign program</li> <li>• Centerville Unified Site</li> <li>• Niles Veterans Hall Building</li> <li>• Façade Improvement and Commercial Rehabilitation Program</li> <li>• Irvington Post Office/Parking Options-Bay Street</li> <li>• Baine Avenue to Dusterberry Way Street Impacts</li> <li>• Sidewalk Improvements –Joseph Street &amp; Parish Avenue</li> <li>• Niles Town Plaza</li> <li>• Irvington Concept Plan Implementation</li> <li>• Monument Center</li> <li>• Hansen and Baine Avenue Sidewalk completion</li> <li>• Niles Historic Train/Pedestrian Linkage Study</li> </ul>	Next CIP update in June 2007.

HOUSING ELEMENT GOAL	POLICY	PROGRAM NO.	Implementation Program (Division/Project Manager)	Objective(s)	Time Frame	Current Status (Accomplishments)	Next Due Date
						<ul style="list-style-type: none"> <li>Streetscape Improvements: I and J Street.</li> <li>Niles Historic Alleys</li> </ul>	
		5	Citywide Program (City Manager)	Identify and schedule periodic maintenance and improvement of residential facilities such as sidewalks, streets, etc.	Ongoing	Projects funded: <ul style="list-style-type: none"> <li>Bridge Repairs - \$17,000 (FY 05/06)</li> <li>Cape Sealing of Streets - \$714,674 (FY 05/06)</li> <li>Curb and Gutter Repairs - \$80,500 (FY 05/06)</li> <li>Street and Median Maintenance - \$3,268,275 (FY 05/06)</li> <li>Slurry Sealing of Streets - \$228,965 (FY 05/06)</li> <li>Street Overlays - \$2,920,405 (FY 05/06)</li> <li>Concrete Repair Program - \$633,000 (FY 05/06)</li> <li>Lincoln Street Sidewalks (to complete pedestrian and wheelchair access along the street) - \$100,000 (FY 05/06)</li> <li>Joseph Street/Parish Avenue Sidewalk (to compete pedestrian and wheelchair access along street) - \$375,000 (FY 05/06)</li> <li>Baine Avenue connection to Dusterberry Way (to complete sidewalks along the Baine/Dusterberry intersection) - \$135,000 (FY05/06)</li> <li>Grimmer Boulevard Median (to enhance an existing street and construct a raised median and streetscape features; will begin construction Summer 2006) - \$200,000 (FY 05/06); total budget is \$820,000.</li> </ul>	Next CIP update in June 2007.

HOUSING ELEMENT GOAL	POLICY	PROGRAM NO.	Implementation Program (Division/Project Manager)	Objective(s)	Time Frame	Current Status (Accomplishments)	Next Due Date
HOUSING (H) GOAL 1: Conservation And Enhancement Of Existing Residential Neighborhoods	HOUSING POLICY 1C: Assist Private Initiatives To Maintain And Improve Neighborhoods And Homes.	6	Liaison with Business and Neighborhood Organizations Office of Neighborhoods	Continue & maintain regular contact between City staff and business/neighborhood organizations to review maintenance and development concerns and assist private initiatives to improve neighborhoods.	Ongoing	147 City staff, Council members, on-duty police, and firefighters participated in the 22nd anniversary of National Night Out on August 2, 2005. Participants visited 121 block parties with more than 5,700 Fremont residents participating.  Maintain staff liaison with Irvington Business Association, Centerville Business Association, and Niles Commercial Property Owners Association.	Ongoing
HOUSING (H) GOAL 2: High Quality And Well-Designed New Housing Of All Types Throughout The City.	HOUSING POLICY 2A: The City Shall Continue To Apply Building Codes And Design Standards To Ensure That Development Is Of High Quality And Consistent With The Scale And Character Of The Community.	7	Building Codes and Development Standards (Building/Abolhoda)	Enforce and update codes and standards for residential development activities	Ongoing	City of Fremont adopted 2001 California building, plumbing, mechanical, electrical, and fire codes pursuant to State law in order to prevent unsafe or hazardous building conditions. City of Fremont adopted the California electrical code, 2004 edition effective August 1, 2005.  Implemented Apartment Preservation Program to provide for rental units are well maintained, safe, and habitable.	Ongoing
		8	Energy Conservation Opportunities (Building/Plan Check Engineers)	Continue to enforce Title 24 requirements and other suggestions identified in Chapter 9	Ongoing	Continue to implement objectives	Ongoing
			(Planning)	Use Site Plan & Arch. Review to assure high quality developments without delay to affordable projects			
Housing (H) Goal 3: Housing Affordable And Appropriate For A Variety Of Fremont Households At All Economic Levels Throughout The City Consistent With The Hill Area Initiative Of 2002	Housing Policy 3A: Adopt Appropriate Land Use Regulations And Other Development Tools To Encourage The Development Of Affordable Housing, Consistent With The Hill	9	Eliminate Step Densities within Residential Land Use Designations (Planning/Schwob)	Amend Land Use Element	Spring 2003	Land Use Element amended to eliminate step densities, adopted May 13, 2003.	Completed
		10	Low Density Residential Lands: Rezoning and Land	Amend Land Use Element	Fall 2003	Land use and rezoning changes adopted May 13, 2003.	Completed

HOUSING ELEMENT GOAL	POLICY	PROGRAM NO.	Implementation Program (Division/Project Manager)	Objective(s)	Time Frame	Current Status (Accomplishments)	Next Due Date
Area Initiative Of 2002	Consistent With The Hill Area Initiative Of 2002.		Use Element Changes (Planning/Schwob)	Adopt Zoning Combining District	Fall 2003	Land Use Range Enabler adopted July 2005	Completed
		11	Create New Multi-Family Zoning District of R-3 (Planning)	Conform Land Use Element and adopt R-3 zoning	Spring 2003	Land use Element conformed May 13, 2005. New R-3 zoning district adopted July 22, 2003	Completed
				Apply R-3 Zoning	Remaining 2003 – Spring 2004	See Programs 18 – 23	Completed
		12	Density Bonus Ordinance (Planning/Schwob)	Adopt new Density Bonus Ordinance	Summer 2003	Council adopted Ordinance September 23, 2003. Council adopted updated Ordinance April 12, 2005, consistent with new state law.	Completed
		13 A	Incentives Package for Affordable Housing Developments (Planning/Schwob)	Develop Package	Summer 2003	Development of Incentives Package completed in September, 2003.	Completed
				Market Package	Ongoing	Market Incentives Package. (See Brochure and Website)	Ongoing



HOUSING ELEMENT GOAL	POLICY	PROGRAM NO.	Implementation Program (Division/Project Manager)	Objective(s)	Time Frame	Current Status (Accomplishments)	Next Due Date
(Continued)  Housing (H) Goal 3: Housing Affordable And Appropriate For A Variety Of Fremont Households At All Economic Levels Throughout The City Consistent With The Hill Area Initiative Of 2002	(Continued)  Housing Policy 3A: Adopt Appropriate Land Use Regulations And Other Development Tools To Encourage The Development Of Affordable Housing, Consistent With The Hill Area Initiative Of 2002.	13 B	Facilitate and Assist Affordable Housing Developments (Planning and Housing)	Assist affordable Housing project sponsors	Ongoing	(1) In December 2005, building permits issued for Irvington Terrace. In the prior fiscal year, the Agency/City issued a \$9.175 million loan in support of the 100-unit affordable housing complex sponsored by BRIDGE Housing. Construction underway and scheduled to be completed in summer 2007. (2) In August 2005, building permits issued for Lincoln Oaks Apartments. In the prior fiscal year, the Agency/City approved \$1.5 million in financing for the 11-unit independent living apartment complex for developmentally disabled adults. Housing Consortium of the East Bay and Satellite Housing are co-developing the apartments. Construction underway and scheduled to be completed in fall 2006. (3) Agency staff is working with developers to identify sites for affordable homeownership developments and a senior housing development. (4) Completed construction of Bridgeway Rotary Apartments (18 apartments for formerly homeless families and emancipated youth). (5) Completed construction of Fremont Oak Gardens (50 apartments for seniors).	Ongoing
		14	Modify Parking Requirements (Planning/Nguyen)	Adopt updated parking regulations	Summer 2003	Changes to the Parking Ordinance adopted July 22, 2003	Completed
				Establish standards for modifying parking requirements (Added per Council direction)	Fall 2003	Changes to the Parking Ordinance for multi-family parking adopted March 2, 2004.	Completed
		15	Mixed Use Requirements (Planning/Wun)	Review concepts for change	Fall 2003		Completed
				Codify and Implement changes	Fall/Winter 2003	Revisions to existing standards and criteria for Mixed-Use Developments and inclusion of Mixed-Use Developments in various commercial districts adopted July 6, 2004.	Completed
		16	Inclusionary Housing Program	Adopt Program	November 2002	Inclusionary Housing Program adopted November 2002.	Completed



HOUSING ELEMENT GOAL	POLICY	PROGRAM NO.	Implementation Program (Division/Project Manager)	Objective(s)	Time Frame	Current Status (Accomplishments)	Next Due Date
(Continued) Housing (H) Goal 3: Housing Affordable And Appropriate For A Variety Of Fremont Households At All Economic Levels Throughout The City Consistent With The Hill Area Initiative Of 2002	<ul style="list-style-type: none"> <li>Units Affordable To Low Income 602 Units</li> </ul>	20	Surplus Public and Semi-Public Lands (Planning/Schwob)	Identify sites	By 2003	Identification of potential sites in Housing Element.	Completed
				GPA and rezoning actions	By 2003	Program 20 sites were deemed complete by rezonings and redesignations in other categories. See report for details.	Completed
	<ul style="list-style-type: none"> <li>Units Affordable To Moderate Income 1774 Units</li> </ul>	21	Commercial & Industrial Redesignation & Rezoning (Planning/Jonnie Lan)	Evaluate Sites	2002-2003	Site evaluation completed in early 2004	Completed
				Site specific GPA and rezoning actions	Summer 2004	Tier 1 parcels representing 26.5 acres were redesignated and rezoned to various densities by City Council on July 13, 2004. Tier 2 parcels representing 23 acres were redesignated and rezoned to various densities by City Council on December 14, 2004. Tier 3 parcels representing 55.91 acres were redesignated and rezoned to various densities by City Council on July 12, 2005.	Completed
	<ul style="list-style-type: none"> <li>Units Affordable To Above Moderate Income 1663 Units</li> </ul>	22	Commercial Redesignation – Older Shopping Centers (Planning)	Evaluate Sites	Summer 2003	Site evaluation was completed in September 2003.	Completed
				GPA and rezoning actions	Fall 2003	Parcels representing 20.4 acres were redesignated and rezoned to various densities by City Council on December 9, 2003.	Completed
	HOUSING POLICY 3C: Encourage The Development Of A Diverse Housing Stock That Provides A Range Of Housing Types (Including Family And Larger-Sized Units) And Affordability Levels And Ensures That Affordability Housing Is Equitably Distributed Throughout The City's Planning Areas Consistent With The Hill Area Initiative Of 2002.	23	Rezone sites to Mixed-Use to Accommodate Affordable Housing (Planning/Livermore with contract planners)	Site specific GPA and rezoning actions	Fall 2003 to Summer 2004	These changes were included in categories 21 and 22, as appropriate. Also, please refer to #15 Revisions to existing standards and criteria for Mixed-Use Developments and inclusion of Mixed-Use Developments. With the comprehensive changes to the zoning code relative to mixed use standards, staff made assumptions about the possible unit yield from mixed-use development and determined there could be approximately 253 units in the 6.5-10 dwelling units per acre (du/ac) range, approximately 48 units in the 15-18 du/ac range, approximately 137 units in the 18-23 du/ac range, and approximately 181 units in the 23-27 du/ac range. This assumes 15 percent of available commercial land could be developed and site size was a factor in determining density.	Completed
		24	Annual Housing Report (Planning/Livermore with Wun) and (Housing/ Cooper)	Prepare Annual Report for review by PC & CC	Annually in Sept.	Preparing Report on Annual Review: <ul style="list-style-type: none"> <li>Presentation to the Planning Commission</li> <li>Presentation to the City Council</li> <li>Send to OPR and HCD by:</li> </ul>	July 27, 2006 Sept. 12, 2006 October 1, 2006
				Submit Annual Report to HCD	Annually by Oct.1		

HOUSING ELEMENT GOAL	POLICY	PROGRAM NO.	Implementation Program (Division/Project Manager)	Objective(s)	Time Frame	Current Status (Accomplishments)	Next Due Date
(Continued)  Housing (H) Goal 3: Housing Affordable And Appropriate For A Variety Of Fremont Households At All Economic Levels Throughout The City Consistent With The Hill Area Initiative Of 2002	(Continued)  HOUSING POLICY 3C: Encourage The Development Of A Diverse Housing Stock That Provides A Range Of Housing Types (Including Family And Larger-Sized Units) And Affordability Levels And Ensures That Affordability Housing Is Equitably Distributed Throughout The City's Planning Areas Consistent With The Hill Area Initiative Of 2002.	25	Mobile Home Preservation (Planning/Schwob)	783 mobile home preserved Cont. to allow manufactured homes in R-1 districts	Ongoing	The City's Office of Housing & Redevelopment and Planning Department continues to oversee City ordinances concerning manufactured homes. This is an ongoing effort.  Manufactured Home Zoning Text Amendment adopted by City Council June 1, 2004, eliminating Certificate of Compatibility requirement.	On-going  Completed
				Eliminate discretionary review	June 2003	Changes to the Zoning Ordinance governing Secondary Dwelling Units to eliminate discretionary review were adopted July 1, 2003	Completed
		26	Second Unit Program (Planning/Nguyen)	Evaluate other Second Unit regulations	Fall 2003	Second Unit Zoning Text Amendment approved March 2, 2004.  For FY 05/06, six permits have been issued and nine applications are being reviewed for permit issuance. On May 23, 2006, the City Council approved eleven secondary dwelling units as part of the planned district approval for 276 dwelling units (Villa D'Este) located at the southeast corner of Ardenwood Boulevard and Paseo Padre Parkway.	Completed  Ongoing
				Encourage and develop incentives to promote development of larger sized affordable units: -10 to very low income -10 to low income -10 to moderate income	Ongoing	Three (3) or more bedroom units approved to date (139 total rental and ownership units): <u>Rental Units (116 total):</u> 9 – extremely low income 51 – very low income 56 – low income Includes Oroysom Village, Maple Square Apts and Irvington Family Apts <u>Ownership Units (65 total):</u> 23 – moderate income Includes Adams Avenue homes, Greenwich Townhomes (Trafalgar), Sequoia Crossings (Pacific Union) Mayfield, Capistrano Villa, Morrison Crossing and Catalina.	Ongoing
		27	Family and Larger Size Units (Housing/Tierney/Cooper/Lee)	Encourage and develop incentives to promote development of larger sized affordable units: -10 to very low income -10 to low income -10 to moderate income	Ongoing	Three (3) or more bedroom units approved to date (139 total rental and ownership units): <u>Rental Units (116 total):</u> 9 – extremely low income 51 – very low income 56 – low income Includes Oroysom Village, Maple Square Apts and Irvington Family Apts <u>Ownership Units (65 total):</u> 23 – moderate income Includes Adams Avenue homes, Greenwich Townhomes (Trafalgar), Sequoia Crossings (Pacific Union) Mayfield, Capistrano Villa, Morrison Crossing and Catalina.	Ongoing
		28	First Time Homebuyer (Housing/Lee)	Provide 20 loans	Annually	Provided twenty nine (29) down payment assistance loans to moderate income first time homebuyers in FY 2005/06. Provided over 1,100 households with homeownership training FY 2005/2006.	Ongoing

HOUSING ELEMENT GOAL	POLICY	PROGRAM NO.	Implementation Program (Division/Project Manager)	Objective(s)	Time Frame	Current Status (Accomplishments)	Next Due Date
(Continued)  Housing (H) Goal 3: Housing Affordable And Appropriate For A Variety Of Fremont Households At All Economic Levels Throughout The City Consistent With The Hill Area Initiative Of 2002	Policy 3D: Develop And Utilize All Available Funding Resources In Order To Provide The Maximum Amount Of Affordable Housing As Feasible.	29	Mortgage Credit Certificate (Housing/Lee)	Assist 10 households	Annually	Issued 8 Mortgage Credit Certificates to low income first time homebuyers in FY 2005/06.	Ongoing
		30	Evaluate Jobs/Housing Linkage Fee (Housing)	Evaluate feasibility of a program that would require fees of job-generating developments.	After completion of Housing Element litigation	The City of Fremont has completed Program 30, which required a study which evaluates the feasibility of a program which would require fees from job generating developments.	Completed
		31	Establish Housing Trust Fund (Housing)	Develop Housing Trust Fund	November 2002	The approved Inclusionary Housing Ordinance indicates that in-lieu fees collected under the program will be placed in a Housing Trust Fund. Prior to adoption of the Ord., collected \$120,000 from one development.	Completed
		32	Maximize Existing Funding Resources (Human Services & Housing)	Ensure the City is utilizing the full funds available	Ongoing	Utilized Agency affordable housing funds, federal HOME funds and Community Development Block Grant (CDBG) Funds, as well as State HELP funds, 4% tax credits to support affordable housing. In July 2005, the City was awarded a \$97,720 State Workforce Housing Incentive Grant (applied for in 2004-05) to support future affordable housing and public improvement projects. In March 2006, the City applied for a \$626,000 State Workforce Housing Incentive Grant. Grant awards are scheduled to be announced in June 2006.	Ongoing
				Provide support to developers seeking funding	Ongoing	Within the last 3 years, the City has utilized the 20% Affordable Housing Fund, federal HOME and CDBG funds. State CalHFA HELP funds, 4% tax credits and 9% tax credits, AHP funds, Project Based Section 8 Program, and Supportive Housing Program funds: (1) Supported Maple Square Apartments, a 132-unit affordable housing development that was awarded state MHP, funds, CDLAC bond financing and 4% federal tax credits. (2) Supported Lincoln Street Apartments, an 11-unit affordable housing development that was awarded state MHP funding and HUD 811 funding. (3) Bridge Housing: Supported a 100-unit affordable housing development that was awarded State MHP funds in June 2005, and is applying for 4% tax credits and CDLAC bond financing. (4) The Agency was awarded a 2005 State HELP loan in the amount of \$1.5 million to support the Agency's revolving loan fund. Funds can be used to support the Agency's development activities, including new construction and apartment acquisition and rehabilitation. (5) Supported the refinancing acquisition and rehabilitation of the 82-unit Baywood Apartments. The City/Agency \$1.3 million loan was combined with tax-exempt bond proceeds, 4% tax credits and bank financing to provide for the \$16.9 million total project cost.	Ongoing

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(Continued)  Housing (H) Goal 3: Housing Affordable And Appropriate For A Variety Of Fremont Households At All Economic Levels Throughout The City Consistent With The Hill Area Initiative Of 2002	(Continued)  Policy 3D: Develop And Utilize All Available Funding Resources In Order To Provide The Maximum Amount Of Affordable Housing As Feasible.	33	Impact Fee Assistance to Affordable Housing (Housing/Tierney)	Evaluate feasibility of establishing fee deferral	2003	In March 2003, an Impact Fee Deferral Program was approved by the Council for affordable housing developments that receive Affordable Housing Fund financial support. To date, 4 affordable housing developers have taken advantage of the deferral program, saving them thousands in interest costs. The affordable housing developments are Fremont Oak Gardens (50 units), Maple Square Apartment Homes (132 units), Rotary Bridgeway Apartments (18 units) and Irvington Terrace (100 units).	Completed
				Evaluate feasibility of establishing fee credit for park dedication in-lieu fees	2003	Proposal is under consideration; No additional information to report for FY 2005-06.	Ongoing
				Creative funding sources to off-set impact fees	Ongoing	Proposal is under consideration; No additional information to report for FY 2005-06.	Ongoing
		34	Implement RDA's Affordable Housing Strategy (Housing/ Tierney and Cooper)	439 units with affordability restrictions	Ongoing	FY 2002-03: 1. Maple Square Apts (rental)-132 2. Amber Court Apts (rental)-34 3. Glen Haven Apts (rental)-57 Total FY 2002-03 – 223  FY 2003-04: 1. Fremont Vista Assisted Living (rental)-20 2. Lincoln St. Apts (rental)-11 Total FY 2003-04-31  FY 2004-05: 1. Irvington Family Apartments (rental)- 100 2. Fremont Oak Gardens -50 3. Rotary Bridgeway Apartments-18 Total FY 2004-05-168  FY 2005-06: Glenview Apartments-70 Total FY 2004-05-70 TOTAL UNITS TO DATE-492	Ongoing

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(Continued)  Housing (H) Goal 3: Housing Affordable And Appropriate For A Variety Of Fremont Households At All Economic Levels Throughout The City Consistent With The Hill Area Initiative Of 2002	Policy 3E: Preserve The Existing Affordable Housing Stock	35	Preserve "At Risk" Affordable Housing Units (Housing/ Lee)	Monitor, Implement Affordable Housing Preservation Program, including early intervention. 205 units to be preserved 2001-2006 270 units to be preserved 2007-2011	Ongoing	FY 2003/04 Preserved 153 "at risk" affordable units; Pasatiempo (59 units), Rancho Luna (26 units), Rancho Sol (12 units), Good Shepherd (32 units) and Amber Court (34 units).  FY 2004/05 Completed a market rent analysis for Good Shepherd. Staff is continuing discussions with Good Shepherd property owners as well as with HUD to discuss extending the affordability period of the 32 developmentally disabled units for up to 20 years.  FY 2005/06 Preserved thirty eight (38) "at-risk" senior units; Rancho Luna (26), Rancho Sol (12). 1) Effective March 2005, Rancho Luna set aside 14 units and offered those to extremely low income households. 2) Effective March 2005, Rancho Sol set aside 6 units and offered those to extremely low income households. 3) Unsuccessful in preserving 60 BMR units at Crossroads Village. Owner volunteered to continue to offer rents at Below Market Rate and has no intentions of displaying BMR households.	Ongoing  Dec '05  May, 2010  Completed
		36	Rental Assistance Program (Housing/Lee)	Assist 20 low income families with move-in costs or delinquent rent due to temporary financial setbacks.	Annually	Screened over 200 households, issued 26 loan guarantees, and provided support counseling to over 190 individuals and followed up on 62 program loans to ensure participants are making timely payments on their loan guarantee.	Ongoing
		37	Long-Term Affordability Restrictions (Housing)	Require long-term affordability in accordance with funding sources.	Ongoing	Instituted 99 year affordability terms for Inclusionary units within rental projects, and 30 -year affordability term for "for-sale" units with renewable 30 year terms upon resale; also, City maintains first option to purchase BMR units. Instituted 45 year affordability term for households assisted under the First Time Homebuyer Program using RDA funds.	Ongoing
Housing (H) Goal 4: A Continuing Leadership Role In Regional Efforts To Maintain And Expand The Range Of Housing Alternatives In The San Francisco Bay Area	Housing Policy 4A: Promote Workable Local Programs To Meet Housing Needs	38	Support for Non-Profit Affordable Housing Providers (Housing and Planning staff)	Recognize efforts of non-profits Encourage development of affordable units	Ongoing	1. City awarded 2005 League of Cities Helen Putnam Award for Excellence in the Housing programs and Innovations category for Fremont Oak Gardens, a 50-unit affordable rental community with special amenities for deaf and the hearing impaired. The City invited the developer, Satellite Housing, to the award ceremony in recognition of this joint accomplishment.  2. In May 2006, the City Council passed a Resolution proclaiming May 12-21 as Affordable Housing Week in Fremont. Satellite Housing, who in Fremont developed 50 affordable senior apartments, is co-developing 11 affordable apartments for developmentally-disabled adults and was awarded a CDBG grant to cover predevelopment	Ongoing

HOUSING ELEMENT GOAL	POLICY	PROGRAM NO.	Implementation Program (Division/Project Manager)	Objective(s)	Time Frame	Current Status (Accomplishments)	Next Due Date
(Continued)  Housing (H) Goal 4: A Continuing Leadership Role In Regional Efforts To Maintain And Expand The Range Of Housing Alternatives In The San Francisco Bay Area	(Continued)  Housing Policy 4A: Promote Workable Local Programs To Meet Housing Needs					costs for building other affordable units in Fremont, accepted the Proclamation on behalf of East Bay Housing Organizations.	
		39	Inter-Jurisdictional and Regional Planning (Housing/Lee and Planning/Schwob)	Continue to coordinate with local jurisdictions: meet with county and other organizations to support affordable housing initiatives.	Ongoing	<p>Combined resources with several other Bay Area jurisdictions for the development of affordable housing throughout the Bay Area.</p> <ul style="list-style-type: none"> <li>• Housing Alliance Project (Allied Housing)-28 units in Castro Valley for formerly homeless households. Partially funded by the City of Fremont. Apartments opened in April 2006.</li> <li>• Fremont Oak Gardens (Satellite Housing)-50 units affordable senior housing in Fremont. Partially funded by four other jurisdictions. Construction completed in June 2005.</li> </ul> <p>Participated in the Alameda County HOME Consortium, a consortium of local jurisdictions throughout the County. At least 15% of the funding resources of the consortium are spent on the development or rehabilitation of affordable housing.</p> <p>The City's Human Relation Commission and Office of Housing and Redevelopment support Affordable Housing Week activities county-wide.</p> <p>Also collaborated with the cities of Pleasanton, Livermore and San Leandro. Each city committed \$10,000 to leverage \$676,000 in U.S. Housing and Urban Development funding for March 2003 through February 2004 for the LINKAGES Program which provides temporary rental subsidies to previously homeless families while they are enrolled in a vocational training program.</p>	Ongoing
Housing (H) Goal 5: Ensure That All Persons Have Equal Access To Housing Opportunities	Housing Policy 5A: Enforce Regulatory Measures To Protect Individuals' Rights	40	Residential Rent Increase Dispute Resolution Ordinance (City Attorney's Office with Housing/Lee/Carey)	Continue administration of the Rent Increase Dispute Resolution Ordinance and consider revisions as necessary to make the ordinance as effective as possible in protecting both tenants and landlords.	Ongoing	Between Jan 1, 2004-Dec 31, 2004, Mediation Services opened thirty (30) conciliation cases of which twenty (20) were successfully conciliated. During the same time frame, twenty (20) households had requested mediation services of which ten (10) mediation cases were successfully mediated. Another five (5) cases are awaiting a mediation date and the remaining five (5) cases were withdrawn. Households who withdrew either opted to pay the rent increase or opted to move instead.	Ongoing



HOUSING ELEMENT GOAL	POLICY	PROGRAM NO.	Implementation Program (Division/Project Manager)	Objective(s)	Time Frame	Current Status (Accomplishments)	Next Due Date
	Housing Policy 5B: Continue To Provide Assistance To Service Providers Of Special Needs Households Such As Seniors, Disabled And Homeless.	41	Fair Housing Counseling Services ( Housing/Lee)	Continue the administration of fair counseling services and discrimination complaint assistance	Ongoing	Fremont Fair Housing Services (FFHS) investigated 31 housing discrimination cases and responded to over 988 fair housing inquiries. FFHS provided over 2,634 Fremont residents with landlord and tenant information on their rights and responsibilities and assisted on a number of mediation cases.	Ongoing
		42	Seniors: Home Equity Conversion Program ( Housing/Lee)	20 homeowners	Annually	In FY 2005/06, the Home Equity Conversion Program responded to 19 inquiries and provided 12 seniors with in-depth counseling on home equity products resulting in 5 seniors taking out a reverse mortgage on their property. Equity Conversion Staff distributed over 1,100 flyers about the program.	Ongoing
		43	Seniors: Shared Housing Program (Human Services, Project MATCH & Housing)	10 households matched	Annually	In the prior fiscal year, Human Services met with Project Match to initiate conversations about a shared housing program in Fremont. No activity to report for the current fiscal year.	Ongoing
		44	Disabled: Constraints to the Development of Housing for Persons with Disabilities (Planning/Schwob)	Conduct any further analysis based upon guidelines developed under SB 520	As needed	(Constraints analysis completed as part of May 2003 Housing Element)	Completed
		45	Disabled: (Program to Address Constraints to the Development of Housing (Planning/Schwob)	Eliminate fees for Reasonable Accommodations	February 2003	Adopted Fee Resolution 2/03	Completed
				Modify Reasonable Accommodations Ordinance and redefine "Special Residential Care Facility"	December 2003	Zoning Text Amendment to address constraints to Development of Housing adopted by City Council on April 6, 2004.	Completed
		46	Disabled: Accessibility Improvements to Existing Housing (Housing/Cooper)	5 accessibility grants	Annually	During FY 2005/06, a total of five (5) households (two (2) extremely low income; two (2) very-low-income; and one (1) low-income) were assisted with an accessibility grant to make their homes more accessible.	Ongoing

HOUSING ELEMENT GOAL	POLICY	PROGRAM NO.	Implementation Program (Division/Project Manager)	Objective(s)	Time Frame	Current Status (Accomplishments)	Next Due Date
	(Continued)  Housing Policy 5B: Continue To Provide Assistance To Service Providers Of Special Needs Households Such As Seniors, Disabled And Homeless.	47	Homeless: Increased Range of Housing Opportunities (Human Services & Housing/ Lee)	Continue to support a continuum of housing services and opportunities for homeless households, including emergency shelters, transitional housing and permanent affordable housing opportunities	Ongoing	<p>During FY 2005/06, the City of Fremont continued to support various housing services and opportunities for homeless households.</p> <ul style="list-style-type: none"> <li>• Sunrise Village (Tri-City Homeless Coalition)-The City of Fremont provided General Fund monies to help finance the operation of this 66-bed emergency shelter facility which provided 22,063 bednights to 446 adults and children.</li> <li>• The City provided CDBG, HOME and Redevelopment Agency housing funds to provide expanded housing at Rotary Bridgeway Apartments for families moving out of Sunrise Village or a domestic violence shelter. Bridgeway provides 26 units of both transitional and permanent affordable housing while residents work and/or pursue education or job training.</li> <li>• Project Independence-During FY 2005-06, the City used HOME funds to provide rental subsidies for 19 youth that have been “aged out” of foster care and would have otherwise been homeless.</li> <li>• Homeless Outreach for People Empowerment Project – in FY 2005-06 the City continued to provide administrative support to partner agencies that provide case management, medical, drug and alcohol and mental health services to homeless households in the Tri-City and Tri-Valley area.</li> <li>• With Proposition 63 mental health funding, the HOPE project will be expanded to include the Tri-City Homeless Coalition Greater HOPE project. The funding will add capacity to outreach to 150 severely mentally disabled homeless persons in the South and East County and connect them to mental health services. 40 clients will receive full service partnership services. Greater HOPE will obtain permanent housing for 20 homeless individuals.</li> <li>• Housing Scholarship program provides rent reduction to scholarship households while in training and working toward self-sufficiency. There are 22 participants currently in the Program and 280 participants have been assisted since inception in 1987.</li> <li>• Deaf Counseling, Advocacy and Referral Agency (DCARA) provide housing services to the deaf and hard of hearing. DCARA reported that by June 2005 (1) 37% (10 of 27) of their clients needing housing had obtained it; (2) 83% (30 of 36) of their clients needing housing had improved their knowledge of how to find and maintain housing; and (3) 54% (7 of 13) of their clients had considered renting from or sharing rooms with other DCARA clients and/or became knowledgeable of doing so.</li> </ul>	Ongoing